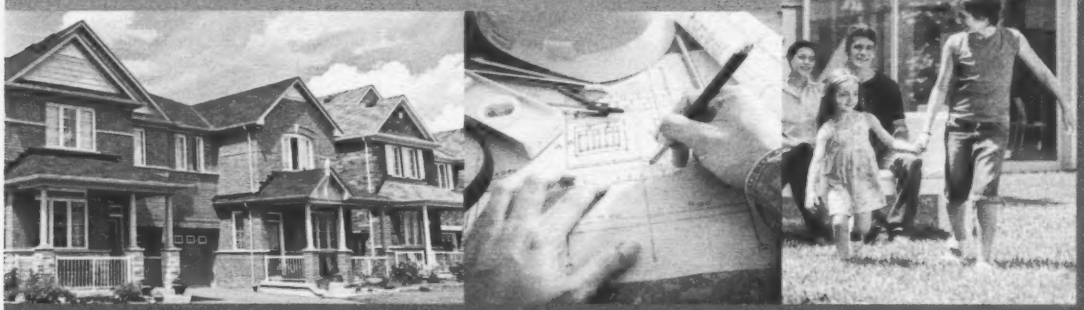
HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Windsor CMA

Date Released: Third Quarter 2016



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Canada

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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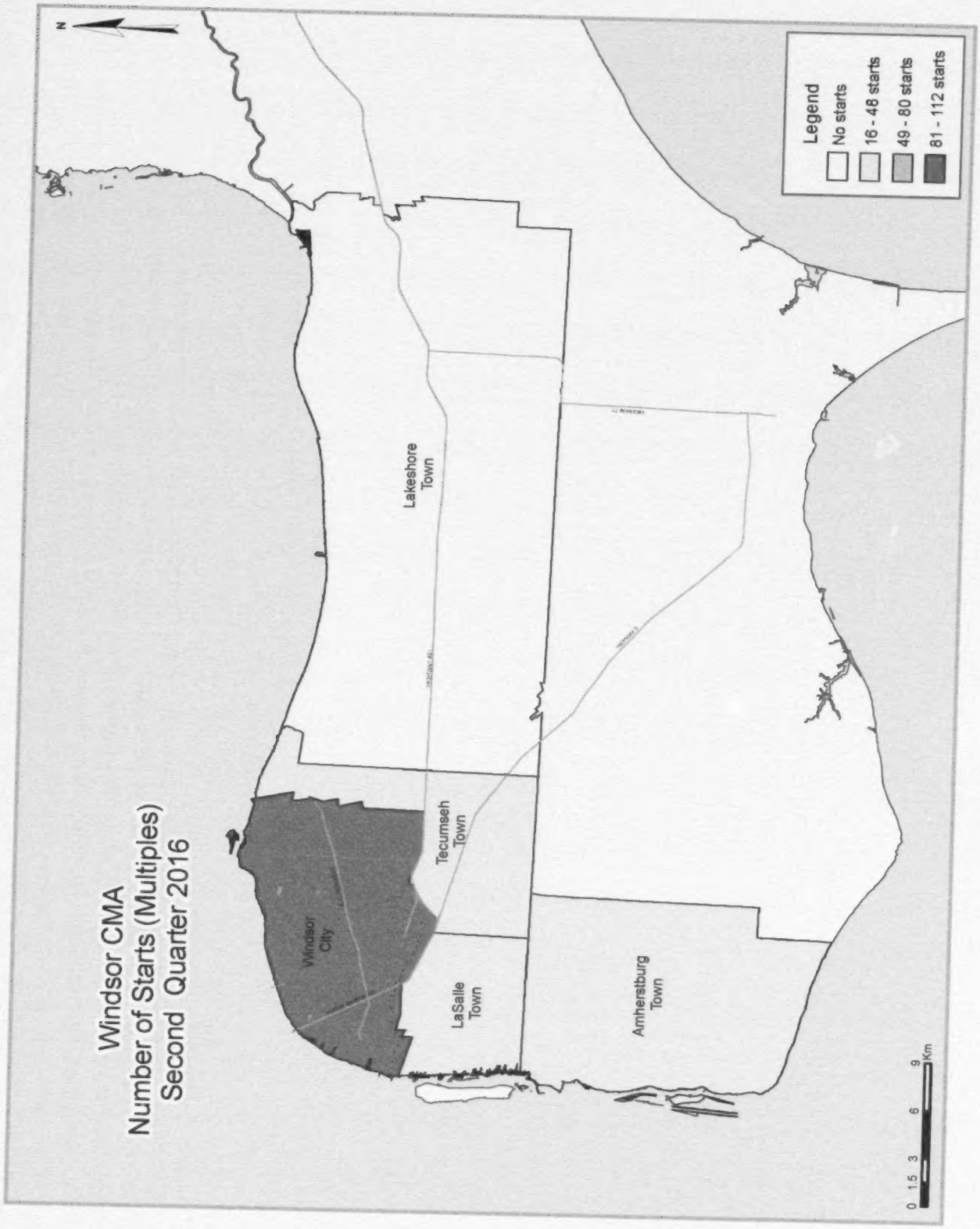
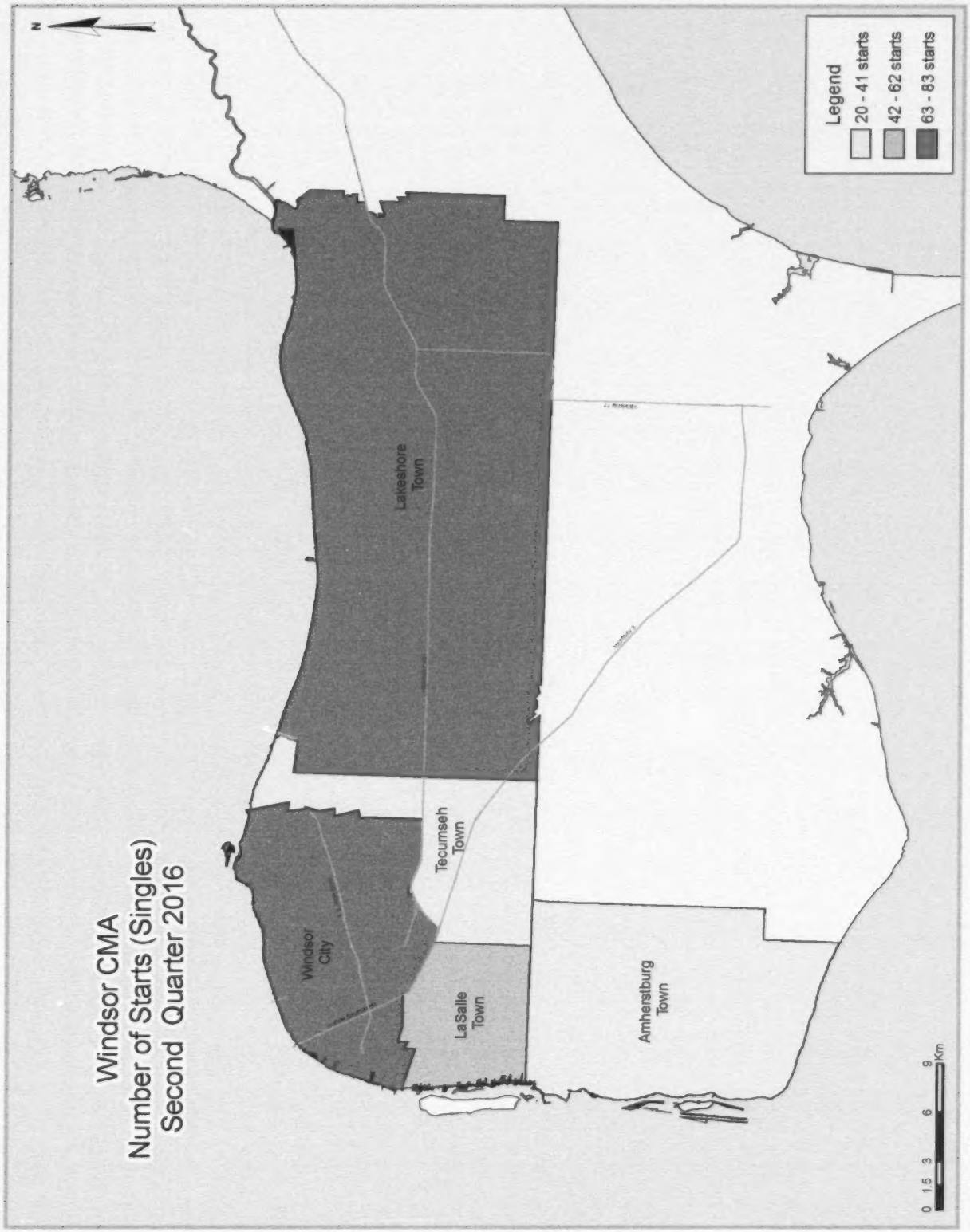
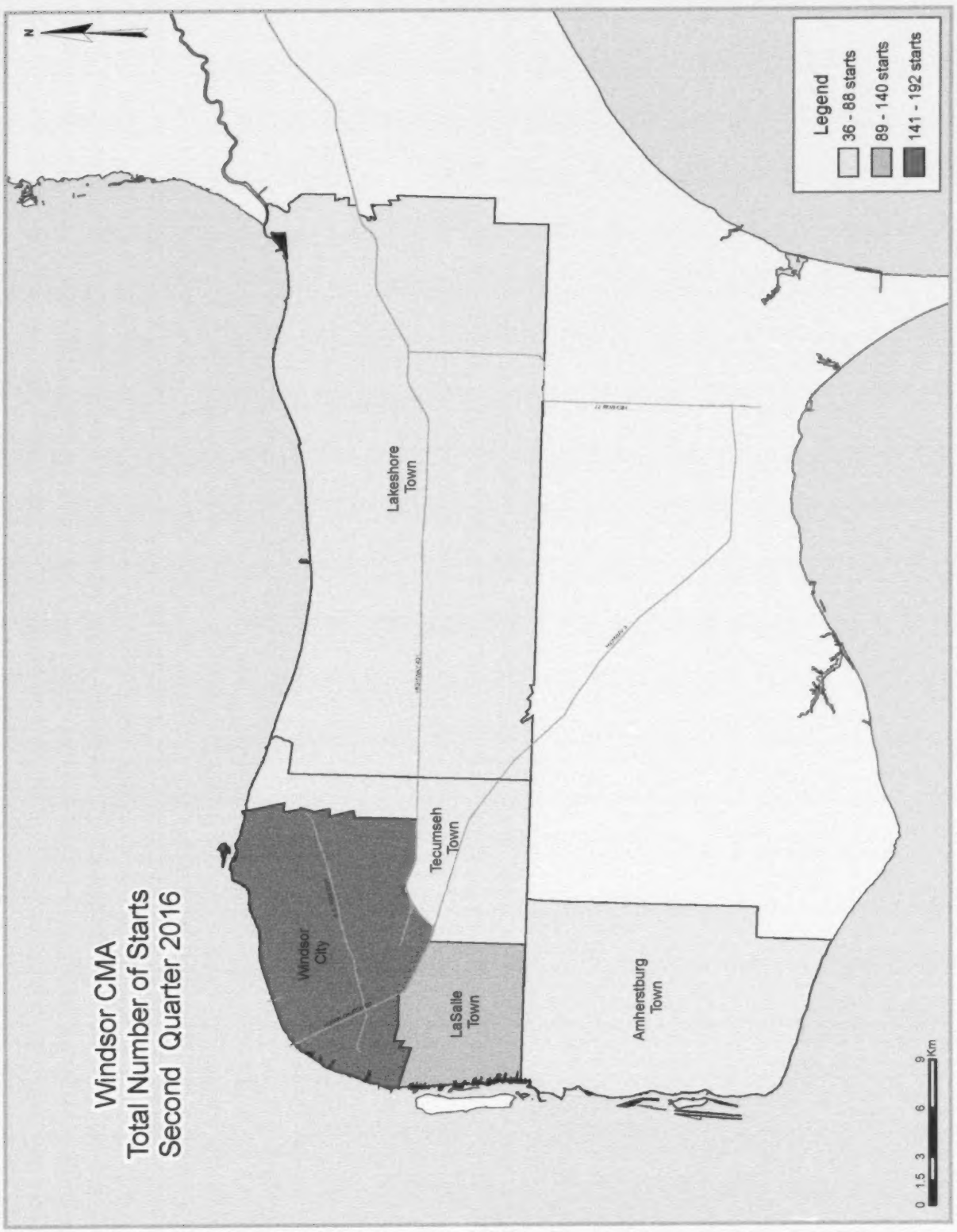
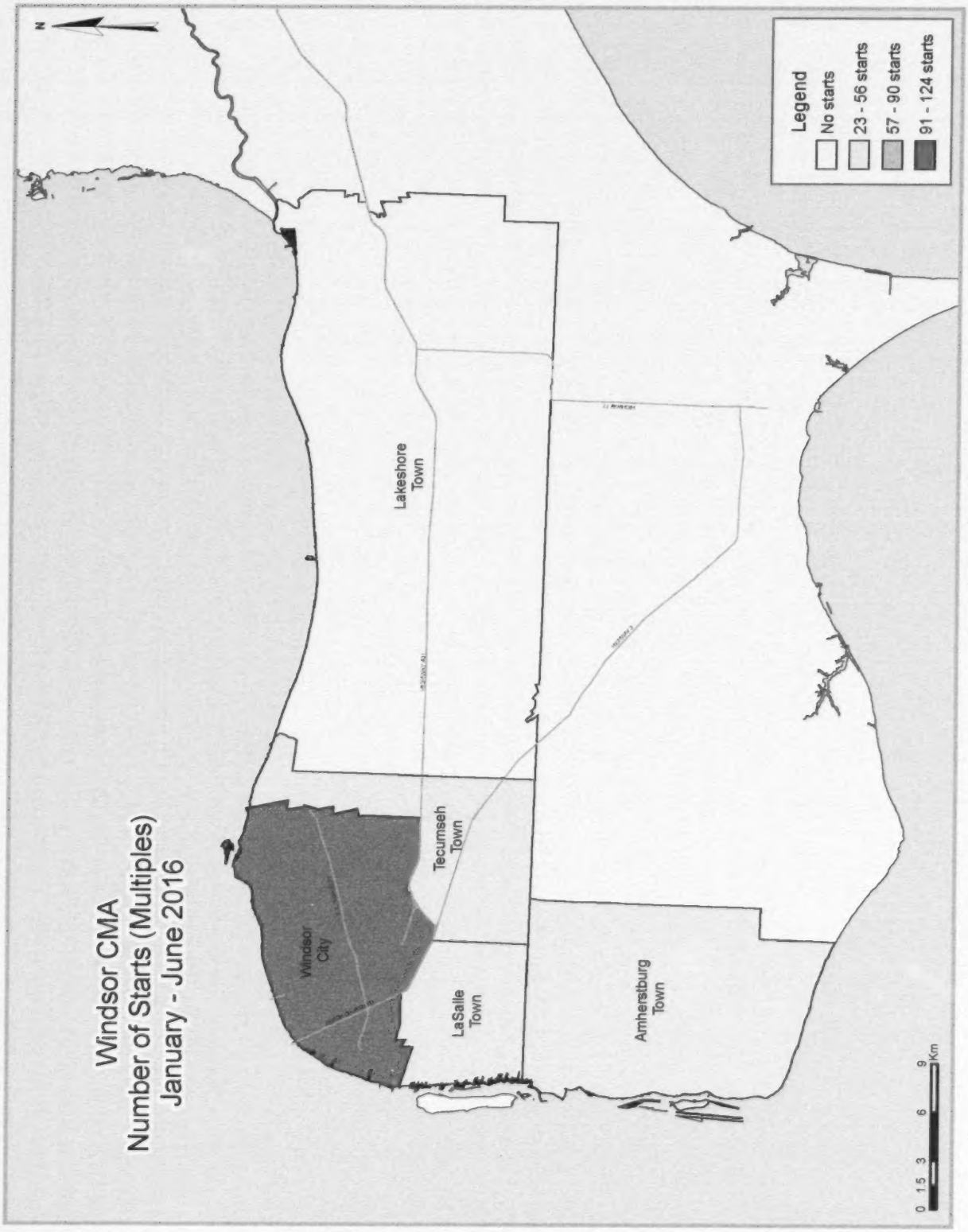
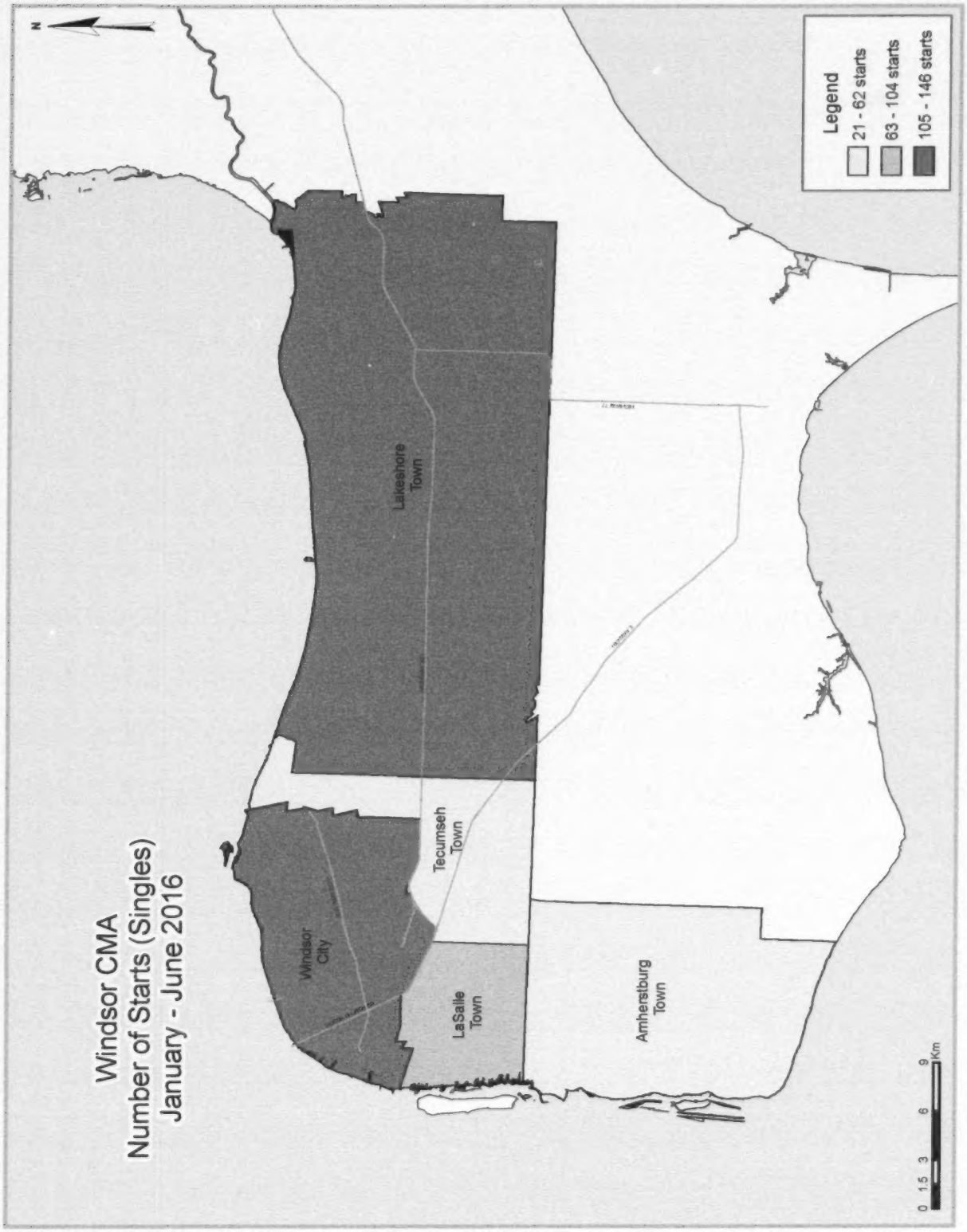
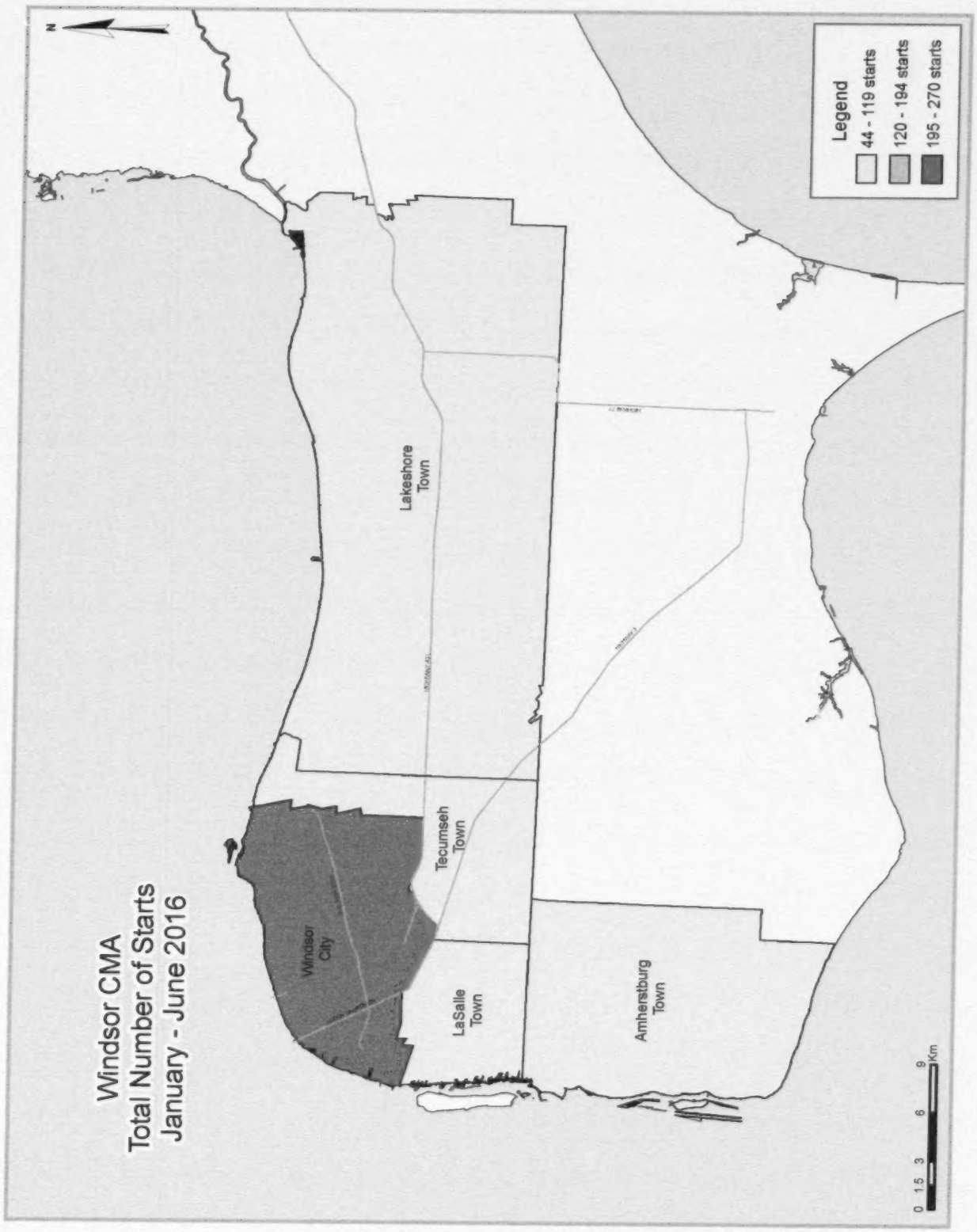

Windsor CMA
Number of Starts (Multiples)
Second Quarter 2016
N
Legend
No starts
16 - 48 starts
49 - 80 starts
81 - 112 starts
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
0 1.5 3 6 9 Km


Windsor CMA
Number of Starts (Singles)
Second Quarter 2016
N
Legend
20 - 41 starts
42 - 62 starts
63 - 83 starts
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
0 1.5 3 6 9 Km


Windsor CMA
Total Number of Starts
Second Quarter 2016
Legend
36 - 88 starts
89 - 140 starts
141 - 192 starts
N
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
0 1.5 3 6 9 Km


Windsor CMA
Number of Starts (Multiples)
January - June 2016
N
Legend
No starts
23 - 56 starts
57 - 90 starts
91 - 124 starts
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
0 1.5 3 6 9
Km


Windsor CMA
Number of Starts (Singles)
January - June 2016
N
Legend
21 - 62 starts
63 - 104 starts
105 - 146 starts
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
0 1.5 3 6 9 Km


Windsor CMA
Total Number of Starts
January - June 2016
Legend
44 - 119 starts
120 - 194 starts
195 - 270 starts
N
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
0 1.5 3 6 9 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
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3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Second Quarter 2016								
Windsor CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2014	2015	Apr. 2016	May 2016	June 2016	Apr. 2016	May 2016	June 2016
Single-Detached	566	709	754	790	987	880	899	904
Multiples	240	301	312	1,464	540	208	444	452
Total	806	1,010	1,066	2,254	1,527	1,088	1,343	1,356
	Quarterly SAAR		Actual			YTD		
	2016 Q1	2016 Q2	2015 Q2	2016 Q2	% change	2015 Q2	2016 Q2	% change
Single-Detached	979	847	230	266	15.7%	272	383	40.8%
Multiples	290	736	52	193	271.2%	70	226	222.9%
Total	1,269	1,583	282	459	62.8%	342	609	78.1%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Windsor CMA
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2016	266	66	70	0	7	50	0	0	459
Q2 2015	230	20	32	0	0	0	0	0	282
% Change	15.7	**	118.8	n/a	n/a	n/a	n/a	n/a	62.8
Year-to-date 2016	383	84	85	0	7	50	0	0	609
Year-to-date 2015	272	24	40	0	0	6	0	0	342
% Change	40.8	**	112.5	n/a	n/a	**	n/a	n/a	78.1
UNDER CONSTRUCTION									
Q2 2016	391	98	147	0	7	109	0	12	764
Q2 2015	321	42	71	0	24	0	6	24	488
% Change	21.8	133.3	107.0	n/a	-70.8	n/a	-100.0	-50.0	56.6
COMPLETIONS									
Q2 2016	188	20	20	0	6	0	2	0	236
Q2 2015	131	16	19	0	19	0	0	0	185
% Change	43.5	25.0	5.3	n/a	-68.4	n/a	n/a	n/a	27.6
Year-to-date 2016	381	56	44	0	9	0	2	0	492
Year-to-date 2015	231	22	51	0	19	0	0	0	323
% Change	64.9	154.5	-13.7	n/a	-52.6	n/a	n/a	n/a	52.3
COMPLETED & NOT ABSORBED									
Q2 2016	170	47	12	0	0	0	n/a	n/a	229
Q2 2015	89	23	3	0	2	0	n/a	n/a	117
% Change	91.0	104.3	**	n/a	-100.0	n/a	n/a	n/a	95.7
ABSORBED									
Q2 2016	168	15	14	0	6	0	n/a	n/a	203
Q2 2015	97	8	21	0	20	0	n/a	n/a	146
% Change	73.2	87.5	-33.3	n/a	-70.0	n/a	n/a	n/a	39.0
Year-to-date 2016	337	35	35	0	9	0	n/a	n/a	416
Year-to-date 2015	280	20	52	0	21	0	n/a	n/a	373
% Change	20.4	75.0	-32.7	n/a	-57.1	n/a	n/a	n/a	11.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket Second Quarter 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Windsor City									
Q2 2016	80	16	46	0	0	50	0	0	192
Q2 2015	81	2	20	0	0	0	0	0	103
LaSalle Town									
Q2 2016	49	40	6	0	0	0	0	0	95
Q2 2015	52	12	12	0	0	0	0	0	76
Lakeshore Town									
Q2 2016	83	0	0	0	0	0	0	0	83
Q2 2015	68	0	0	0	0	0	0	0	68
Amherstburg Town									
Q2 2016	34	8	4	0	7	0	0	0	53
Q2 2015	23	6	0	0	0	0	0	0	29
Tecumseh Town									
Q2 2016	20	2	14	0	0	0	0	0	36
Q2 2015	6	0	0	0	0	0	0	0	6
Windsor CMA									
Q2 2016	266	66	70	0	7	50	0	0	459
Q2 2015	230	20	32	0	0	0	0	0	282
UNDER CONSTRUCTION									
Windsor City									
Q2 2016	144	32	98	0	0	50	0	12	336
Q2 2015	112	14	44	0	24	0	6	0	200
LaSalle Town									
Q2 2016	66	50	12	0	0	0	0	0	128
Q2 2015	80	16	27	0	0	0	0	24	147
Lakeshore Town									
Q2 2016	114	0	0	0	0	0	0	0	114
Q2 2015	91	0	0	0	0	0	0	0	91
Amherstburg Town									
Q2 2016	40	14	12	0	7	0	0	0	73
Q2 2015	28	12	0	0	0	0	0	0	40
Tecumseh Town									
Q2 2016	27	2	25	0	0	59	0	0	113
Q2 2015	10	0	0	0	0	0	0	0	10
Windsor CMA									
Q2 2016	391	98	147	0	7	109	0	12	764
Q2 2015	321	42	71	0	24	0	6	24	488

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Windsor City									
Q2 2016	67	12	14	0	6	0	2	0	101
Q2 2015	36	10	12	0	16	0	0	0	74
LaSalle Town									
Q2 2016	27	4	6	0	0	0	0	0	37
Q2 2015	38	4	0	0	3	0	0	0	45
Lakeshore Town									
Q2 2016	67	0	0	0	0	0	0	0	67
Q2 2015	39	0	0	0	0	0	0	0	39
Amherstburg Town									
Q2 2016	13	4	0	0	0	0	0	0	17
Q2 2015	13	2	7	0	0	0	0	0	22
Tecumseh Town									
Q2 2016	14	0	0	0	0	0	0	0	14
Q2 2015	5	0	0	0	0	0	0	0	5
Windsor CMA									
Q2 2016	188	20	20	0	6	0	2	0	236
Q2 2015	131	16	19	0	19	0	0	0	185
COMPLETED & NOT ABSORBED									
Windsor City									
Q2 2016	38	29	8	0	0	0	n/a	n/a	75
Q2 2015	17	15	0	0	0	0	n/a	n/a	32
LaSalle Town									
Q2 2016	35	7	1	0	0	0	n/a	n/a	43
Q2 2015	28	4	0	0	2	0	n/a	n/a	34
Lakeshore Town									
Q2 2016	58	0	0	0	0	0	n/a	n/a	58
Q2 2015	35	0	0	0	0	0	n/a	n/a	35
Amherstburg Town									
Q2 2016	27	11	3	0	0	0	n/a	n/a	41
Q2 2015	7	4	3	0	0	0	n/a	n/a	14
Tecumseh Town									
Q2 2016	12	0	0	0	0	0	n/a	n/a	12
Q2 2015	2	0	0	0	0	0	n/a	n/a	2
Windsor CMA									
Q2 2016	170	47	12	0	0	0	n/a	n/a	229
Q2 2015	89	23	3	0	2	0	n/a	n/a	117

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Windsor City									
Q2 2016	66	5	8	0	6	0	n/a	n/a	85
Q2 2015	35	6	17	0	17	0	n/a	n/a	75
LaSalle Town									
Q2 2016	36	7	6	0	0	0	n/a	n/a	49
Q2 2015	28	0	0	0	3	0	n/a	n/a	31
Lakeshore Town									
Q2 2016	46	0	0	0	0	0	n/a	n/a	46
Q2 2015	22	0	0	0	0	0	n/a	n/a	22
Amherstburg Town									
Q2 2016	8	3	0	0	0	0	n/a	n/a	11
Q2 2015	8	2	4	0	0	0	n/a	n/a	14
Tecumseh Town									
Q2 2016	12	0	0	0	0	0	n/a	n/a	12
Q2 2015	4	0	0	0	0	0	n/a	n/a	4
Windsor CMA									
Q2 2016	168	15	14	0	6	0	n/a	n/a	203
Q2 2015	97	8	21	0	20	0	n/a	n/a	146

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Windsor CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	709	102	125	0	3	65	0	6	1,010
% Change	25.3	21.4	45.3	n/a	-90.3	170.8	-100.0	-33.3	25.3
2014	566	84	86	0	31	24	6	9	806
% Change	5.8	90.9	45.8	n/a	-50.0	n/a	n/a	12.5	13.8
2013	535	44	59	0	62	0	0	8	708
% Change	0.4	-21.4	103.4	-100.0	-31.1	n/a	-100.0	100.0	-1.3
2012	533	56	29	2	90	0	3	4	717
% Change	15.1	75.0	-48.2	-33.3	-3.2	n/a	-95.3	-50.0	-0.3
2011	463	32	56	3	93	0	64	8	719
% Change	0.7	33.3	166.7	n/a	47.6	n/a	**	-80.0	16.5
2010	460	24	21	0	63	0	9	40	617
% Change	51.8	71.4	-25.0	n/a	50.0	n/a	n/a	**	57.8
2009	303	14	28	0	42	0	0	4	391
% Change	-7.3	-22.2	21.7	-100.0	-38.2	n/a	n/a	-75.0	-13.7
2008	327	18	23	1	68	0	0	16	453
% Change	-21.4	-62.5	9.5	0.0	9.7	-100.0	n/a	-20.0	-26.2
2007	416	48	21	1	62	46	0	20	614
% Change	-39.9	-4.0	-77.7	n/a	n/a	-77.1	-100.0	**	-41.2
2006	692	50	94	0	0	201	4	4	1,045

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Second Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	% Change
Windsor City	80	81	16	2	42	20	54	0	192	103	86.4
LaSalle Town	49	52	40	12	6	12	0	0	95	76	25.0
Lakeshore Town	83	68	0	0	0	0	0	0	83	68	22.1
Amherstburg Town	34	23	8	6	11	0	0	0	53	29	82.8
Tecumseh Town	20	6	2	0	14	0	0	0	36	6	**
Windsor CMA	266	230	66	20	73	32	54	0	459	282	62.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Windsor City	146	101	28	4	42	28	54	6	270	139	94.2
LaSalle Town	63	62	44	14	6	12	0	0	113	88	28.4
Lakeshore Town	112	75	0	0	0	0	0	0	112	75	49.3
Amherstburg Town	41	25	10	6	19	0	0	0	70	31	125.8
Tecumseh Town	21	9	2	0	21	0	0	0	44	9	**
Windsor CMA	383	272	84	24	88	40	54	6	609	342	78.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Windsor City	42	20	0	0	54	0	0	0
LaSalle Town	6	12	0	0	0	0	0	0
Lakeshore Town	0	0	0	0	0	0	0	0
Amherstburg Town	11	0	0	0	0	0	0	0
Tecumseh Town	14	0	0	0	0	0	0	0
Windsor CMA	73	32	0	0	54	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Windsor City	42	28	0	0	54	6	0	0
LaSalle Town	6	12	0	0	0	0	0	0
Lakeshore Town	0	0	0	0	0	0	0	0
Amherstburg Town	19	0	0	0	0	0	0	0
Tecumseh Town	21	0	0	0	0	0	0	0
Windsor CMA	88	40	0	0	54	6	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Second Quarter 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Windsor City	142	103	50	0	0	0	192	103
LaSalle Town	95	76	0	0	0	0	95	76
Lakeshore Town	83	68	0	0	0	0	83	68
Amherstburg Town	46	29	7	0	0	0	53	29
Tecumseh Town	36	6	0	0	0	0	36	6
Windsor CMA	402	282	57	0	0	0	459	282

Table 2.5: Starts by Submarket and by Intended Market January - June 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Windsor City	220	133	50	6	0	0	270	139
LaSalle Town	113	88	0	0	0	0	113	88
Lakeshore Town	112	75	0	0	0	0	112	75
Amherstburg Town	63	31	7	0	0	0	70	31
Tecumseh Town	44	9	0	0	0	0	44	9
Windsor CMA	552	336	57	6	0	0	609	342

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Second Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	% Change
Windsor City	67	36	14	10	20	28	0	0	101	74	36.5
LaSalle Town	27	38	4	4	6	3	0	0	37	45	-17.8
Lakeshore Town	67	39	0	0	0	0	0	0	67	39	71.8
Amherstburg Town	13	13	4	2	0	7	0	0	17	22	-22.7
Tecumseh Town	14	5	0	0	0	0	0	0	14	5	180.0
Windsor CMA	188	131	22	16	26	38	0	0	236	185	27.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Windsor City	130	68	28	12	35	49	0	0	193	129	49.6
LaSalle Town	65	57	16	4	18	14	0	0	99	75	32.0
Lakeshore Town	127	75	0	0	0	0	0	0	127	75	69.3
Amherstburg Town	32	24	14	6	0	7	0	0	46	37	24.3
Tecumseh Town	27	7	0	0	0	0	0	0	27	7	**
Windsor CMA	381	231	58	22	53	70	0	0	492	323	52.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Windsor City	20	28	0	0	0	0	0	0
LaSalle Town	6	3	0	0	0	0	0	0
Lakeshore Town	0	0	0	0	0	0	0	0
Amherstburg Town	0	7	0	0	0	0	0	0
Tecumseh Town	0	0	0	0	0	0	0	0
Windsor CMA	26	38	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Windsor City	35	49	0	0	0	0	0	0
LaSalle Town	18	14	0	0	0	0	0	0
Lakeshore Town	0	0	0	0	0	0	0	0
Amherstburg Town	0	7	0	0	0	0	0	0
Tecumseh Town	0	0	0	0	0	0	0	0
Windsor CMA	53	70	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Second Quarter 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Windsor City	93	58	6	16	2	0	101	74
LaSalle Town	37	42	0	3	0	0	37	45
Lakeshore Town	67	39	0	0	0	0	67	39
Amherstburg Town	17	22	0	0	0	0	17	22
Tecumseh Town	14	5	0	0	0	0	14	5
Windsor CMA	228	166	6	19	2	0	236	185

Table 3.5: Completions by Submarket and by Intended Market January - June 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Windsor City	185	113	6	16	2	0	193	129
LaSalle Town	96	72	3	3	0	0	99	75
Lakeshore Town	127	75	0	0	0	0	127	75
Amherstburg Town	46	37	0	0	0	0	46	37
Tecumseh Town	27	7	0	0	0	0	27	7
Windsor CMA	481	304	9	19	2	0	492	323

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Windsor City													
Q2 2016	9	13.6	16	24.2	25	37.9	7	10.6	9	13.6	66	327,500	373,624
Q2 2015	6	17.6	10	29.4	12	35.3	3	8.8	3	8.8	34	345,000	350,076
Year-to-date 2016	22	17.9	27	22.0	49	39.8	14	11.4	11	8.9	123	330,000	353,665
Year-to-date 2015	11	11.3	28	28.9	32	33.0	13	13.4	13	13.4	97	360,000	379,158
LaSalle Town													
Q2 2016	0	0.0	2	5.6	12	33.3	16	44.4	6	16.7	36	420,000	431,944
Q2 2015	1	4.2	2	8.3	2	8.3	7	29.2	12	50.0	24	510,000	554,531
Year-to-date 2016	1	1.4	5	7.1	22	31.4	27	38.6	15	21.4	70	420,000	437,738
Year-to-date 2015	1	1.6	10	16.4	19	31.1	17	27.9	14	23.0	61	395,000	447,646
Lakeshore Town													
Q2 2016	10	23.3	7	16.3	13	30.2	11	25.6	2	4.7	43	352,500	370,309
Q2 2015	4	25.0	3	18.8	5	31.3	3	18.8	1	6.3	16	-	347,125
Year-to-date 2016	18	18.6	18	18.6	32	33.0	23	23.7	6	6.2	97	370,000	365,218
Year-to-date 2015	6	10.9	10	18.2	17	30.9	12	21.8	10	18.2	55	415,000	423,865
Amherstburg Town													
Q2 2016	1	16.7	0	0.0	2	33.3	3	50.0	0	0.0	6	-	-
Q2 2015	2	28.6	2	28.6	3	42.9	0	0.0	0	0.0	7	-	296,129
Year-to-date 2016	1	6.7	3	20.0	6	40.0	4	26.7	1	6.7	15	-	309,246
Year-to-date 2015	6	19.4	8	25.8	9	29.0	4	12.9	4	12.9	31	-	296,129
Tecumseh Town													
Q2 2016	0	0.0	0	0.0	1	8.3	4	33.3	7	58.3	12	-	-
Q2 2015	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	-	-
Year-to-date 2016	0	0.0	1	5.3	2	10.5	5	26.3	11	57.9	19	-	439,825
Year-to-date 2015	0	0.0	2	28.6	3	42.9	0	0.0	2	28.6	7	-	-
Windsor CMA													
Q2 2016	20	12.3	25	15.3	53	32.5	41	25.2	24	14.7	163	375,000	395,639
Q2 2015	13	15.5	18	21.4	24	28.6	13	15.5	16	19.0	84	350,000	402,415
Year-to-date 2016	42	13.0	54	16.7	111	34.3	73	22.5	44	13.6	324	370,000	383,507
Year-to-date 2015	24	9.6	58	23.1	80	31.9	46	18.3	43	17.1	251	365,000	404,284

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2016						
Submarket	Q2 2016	Q2 2015	% Change	YTD 2016	YTD 2015	% Change
Windsor City	373,624	350,076	6.7	353,665	379,158	-6.7
LaSalle Town	431,944	554,531	-22.1	437,738	447,646	-2.2
Lakeshore Town	370,309	347,125	6.7	365,218	423,865	-13.8
Amherstburg Town	-	296,129	n/a	309,246	296,129	4.4
Tecumseh Town	-	-	n/a	439,825	-	n/a
Windsor CMA	395,639	402,415	-1.7	383,507	404,284	-5.1

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Windsor

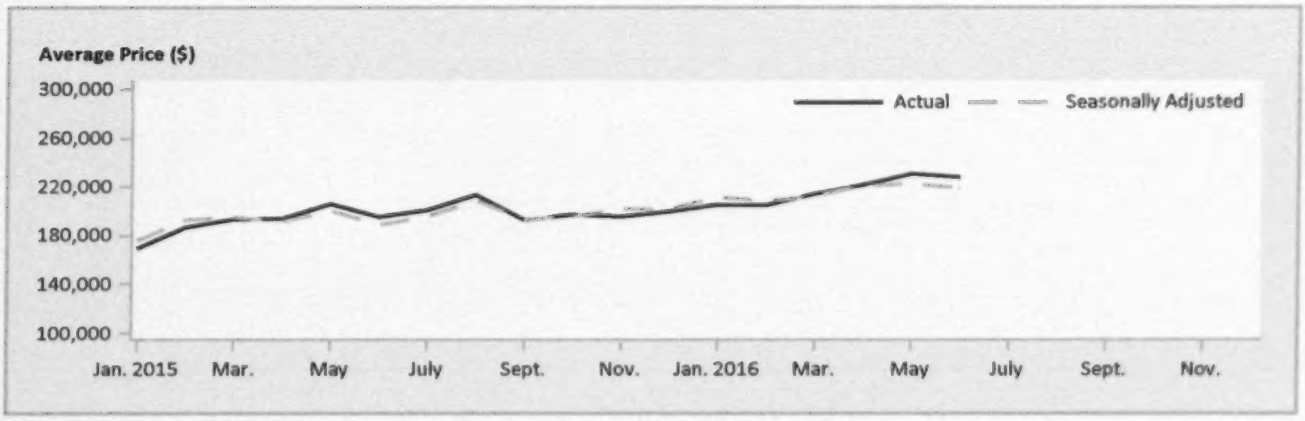


Figure 5.2: MLS® Residential Sales for Windsor

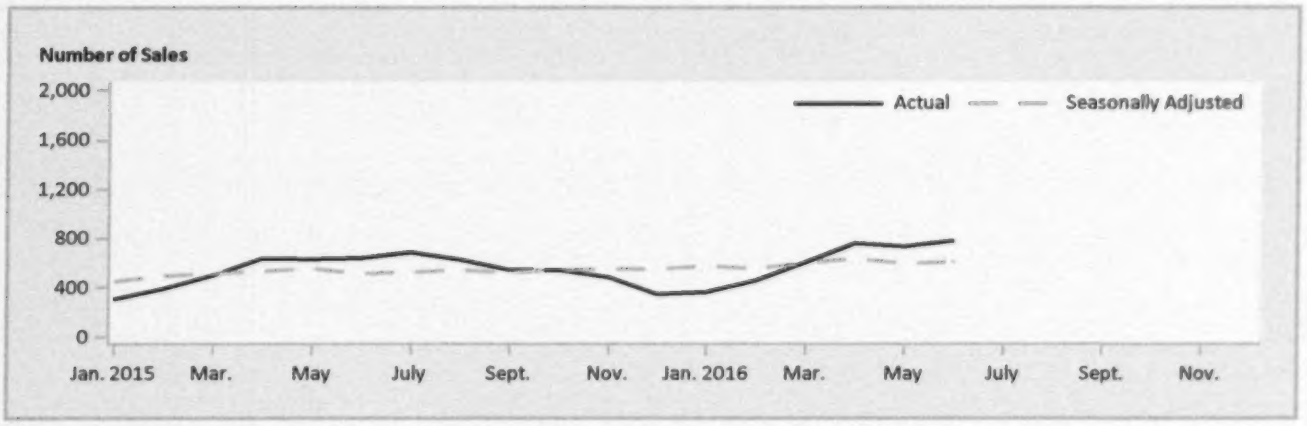
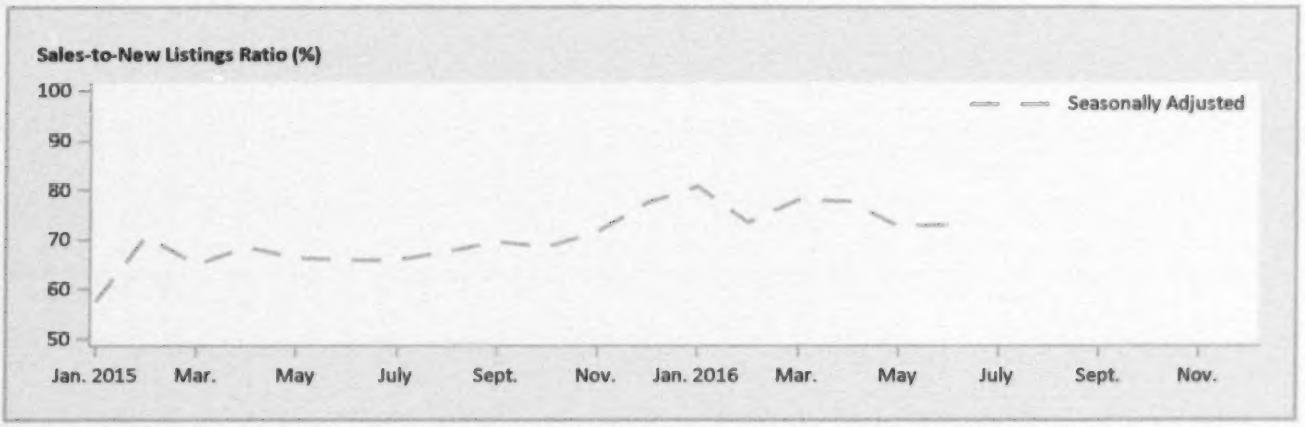


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Windsor



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
Second Quarter 2016

		Interest Rates			NHPI, Total, Windsor CMA 2007=100	CPI, 2002 =100 (Ontario)	Windsor Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	101.1	125.3	159.4	9.4	63.1	853
	February	567	2.89	4.74	101.1	126.2	160.8	9.6	63.8	850
	March	567	2.89	4.74	101.1	127.1	159.8	11.1	64.4	859
	April	561	2.89	4.64	101.1	126.9	159.8	11.4	64.7	879
	May	561	2.89	4.64	101.4	127.7	160.8	11.1	64.7	883
	June	561	2.89	4.64	101.4	128.2	164.3	8.9	64.6	884
	July	561	2.89	4.64	101.4	128.4	163.6	8.8	64.2	881
	August	561	2.89	4.64	101.5	128.0	160.3	9.1	63.0	877
	September	561	2.89	4.64	101.4	127.8	155.8	9.7	61.6	877
	October	561	2.89	4.64	101.4	127.9	153.8	9.8	60.9	870
	November	561	3.14	4.64	101.2	127.9	153.4	9.9	60.8	877
	December	561	3.14	4.64	101.2	127.5	153.1	9.7	60.4	869
2016	January	561	3.14	4.64	101.2	127.8	154.6	9.3	60.7	863
	February	561	3.14	4.64	101.2	128.2	156.6	7.7	60.5	865
	March	561	3.14	4.64	101.5	129.0	159.0	7.0	60.9	871
	April	561	3.14	4.64	101.3	129.6	161.6	6.4	61.4	884
	May	561	3.14	4.64	102.1	130.1	163.4	6.4	62.0	892
	June	561	3.14	4.64		130.4	166.4	6.4	63.1	901
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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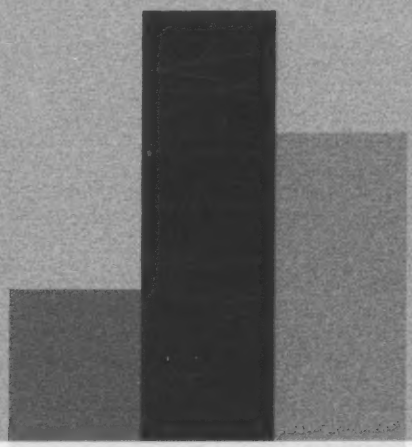

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